



KIRKWOOD LANDMARKS COMMISSION MINUTES

Wednesday, November 8, 2017 at 7:00 p.m.

Kirkwood City Hall, City Council Chambers

Present: Commissioners Judith Brauer, Ryan Molen, Andrew Raimist, Robert Rubright, Walter Smith, Jessica Worley, Council Liaison Maggie Duwe and Staff Liaison Amy Lowry

Guests: Larry Alberici and John Suelthaus with Kingbridge Homes, Ashley Harrison, Ben Ellerman, Dave Berger, Amy Zlatarich, Kathy O’Leary, Becky Bopp, Mary Glen, Ann Apprill, Joan Bowe, Gillian Hampton, Carla Hickman and Dan McKernan

The meeting was called to order at 7:05 p.m.

1. **Approval of Minutes** – Motion to approve the October 11, 2017 meeting minutes as submitted by Comr. Molen, seconded by Comr. Brauer and unanimously approved.

2. **Public Hearing**

- a. **Case #17-13, 1032 N Taylor Avenue** (North Taylor Historic District) – Demolition of home. Ms. Lowry presented a PowerPoint slideshow on the history of the home and findings of fact, including public notification. The property is contributing to both the local North Taylor and National Register Districts. The 60-day automatic stay expires November 17 and the 270-day extension will expire June 15, 2018. John Suelthaus said that Kingbridge Homes purchased the property in August 2016 and looked at rehabbing the home. He said two interested buyers also looked at the property, but declined to buy it due to the extent of repairs and the lack of central air conditioning and the existing radiant heat. He referenced the report from Berthold Engineering on the structural defects and the liability of keeping the home up. He also said that the nine months the Landmarks Commission could elect to make the owner wait to demolish the building is a deterrent to finding a buyer. Kingbridge Homes will be hiring an architect to design a new home to fit in with the mass, scale and design of the neighborhood. The property was last occupied 18-20 months ago, but no vandalism has been observed.

Public Comment: Carla Hickman of 1019 North Taylor said she was unhappy looking at the house in disrepair and would like to have something built on the street and grass there, rather than an empty dirt lot. Dave Berger of 1035 Curran Avenue stated his concerns about the increase in impervious surface and storm water flow to his property immediately behind the subject property. He explained that the previous owner Harriet Shanle thought she was selling the home to a rehabber and he would like to see the house rehabbed. Amy Zlatarich of 1031 Curran Avenue expressed that she would like to

see the dead limbs from the large walnut tree in the center of the yard removed. Gillian Hampton of 145 E. Maple Avenue also owns 1037 North Taylor. Her husband did work for Ms. Shanle, who did not have the means to rehab the house, and he believes the house is not salvageable. Ms. Hampton would like to see the new home fit the character of North Taylor. Kathy O'Leary of 125 East Jewel Avenue, who also sent an e-mail to Ms. Lowry that is part of the record, admires the charm of the bungalows and starter homes on the north end of the historic district and likes that as a family grows they can move to a new home in Kirkwood and stay invested in the community. She wants to protect the beautiful character of Kirkwood for all ages and economic status. Dave Berger expressed a concern about not overbuilding on the property and whether the condition of the home warranted it being demolished. Comr. Molen stated that the Commission received a structural report on the property that indicated it was not structurally sound.

The Commissioners discussed their visits to the house and the disrepair. Comr. Molen made a motion in Case No. 17-13 at 1032 N. Taylor to approve the demolition after the 60-day stay of demolition expires. Comr. Rubright seconded the motion and it passed unanimously.

3. Certificates of Appropriateness

- a. **Case #17-14, 503 E. Monroe Avenue** (Landmark #22, Seven Gables, Judge Enos Clarke House, East Monroe National Register District) – Construction of detached garage and minor changes to previously approved addition plans. Ben Ellerman presented the plans, including the removal of a second story gable window in the addition on the west elevation, page A4 of the partial west elevation plans, and its replacement with timbered frame siding. Mr. Ellerman also requested use of the textured Hardie stucco panels instead of stucco on the house addition, but with the same reveal. Comr. Molen said that as they are taking off the inappropriate garage, he did not think it should be replaced with an addition that compromises what they are attempting to correct. He said he did not like the look of the Hardie stucco panels. Comr. Raimist felt that given the presence and design of the home it makes sense for the addition to match it as close as possible in appearance and material. With regard to the new detached garage, Mr. Ellerman said the intent was to look like an outbuilding that would pre-date the house with the reasoning that while the original house called "Woodlawn" burned in the early 1900s, the outbuildings that dated to the mid-1800s did not. Those structures were in place as late as the 1980s and the owners would like to have the new outbuilding in the earlier style even though they do not have photos of the actual original outbuildings. Owner Margie Huggins said that the new garage would use similar colors to the house. The owners may repaint the green color to a taupe, but will keep the white trim. Comr. Raimist said that historic preservation guidelines direct that a new structure be distinct from the historic structure. He and Comr. Molen suggested that the detached garage be a more muted color so that it would not stand out against the historic home. Comr. Molen made a motion in Case No. 17-14 at 503 E. Monroe to approve the revised drawings as submitted with exception that the new attached garage would be done in stucco to match the existing house and with the caveat that it is the wish of the

Landmarks Commission that the color palette of the detached garage is treated as an accessory structure and is complimentary to the final paint scheme of the home. Comr. Rubright seconded the motion and it passed unanimously.

- b. **Case #17-15, 419 E. Argonne Drive** (Landmark #7, Gill House, Jefferson-Argonne Historic District) – Construction of staircase to detached garage. Ashley Harrison presented plans for a wooden staircase to the second floor of the garage. She said that this was a changes from the double staircase proposed earlier to connect to the older outbuilding on the property. Comr. Raimist questioned whether single staircase would limit options for designs for accessing the outbuilding in future. Ms. Harrison stated that they are doing the project in phases and not ready to address the outbuilding, but that it already has an internal staircase. Comr. Raimist made a motion in Case No. 17-15 at 419 E. Argonne to approve the plans as submitted for the staircase. Comr. Molen seconded the motion and it passed unanimously

4. **New Business**

- a. **126 Swan Ave** – City Pump House Initial Design Review. The Commissioners discussed preferences for a simpler design, with no porch. They did not like the arched porch and wanted the building to be designed in the context of the neighborhood.
- b. **Citizens Comments/Seeking advice** to preserve their historic properties. Mark Gorris of 305 N. Harrison requested advice regarding the significant sag in his roof and the nonfunctioning chimneys which were removed on the interior of the house. Mr. Gorris said that his contractor was suggesting complete removal of the roof – taking off shingles and sheeting down to the tresses and removal of the chimneys. Comrs. Raimist and Molen were opposed to complete removal of the chimneys, but given the reality of the situation, believed that the chimneys may have to be removed and reconstructed in lighter materials. Comr. Raimist suggested rebuilding in wood with a thin brick veneer to match the existing. He also said the roof may be rebuilt to the same appearance with the same gutters.

5. **Old Business**

- a. **Mermod Place Historic District** – Ms. Lowry said she was in touch by e-mail with Matt Bivens, resident of area and former Landmarks Commissioner, to come up with a date of a site evaluation.
- b. **Downtown Master Plan and Parking Study** – The Commission discussed the charrette planning process. Ms. Lowry said she would let everyone know when the draft plan would be available for review.
- c. **Ordinance Revision** – The Commission discussed the next steps. Chair Smith requested that everyone review the draft ordinance from 2007.

6. **Adjourn** – Motion to adjourn at 8:30 p.m. made by Comr. Molen, seconded by Comr. Brauer and unanimously approved.